098.0	0003	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,134,600	/	1,134,600
USE VALUE:	1,134,600	/	1,134,600
ASSESSED:	1,134,600	/	1,134,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		BRADLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REISZ-HANSON LISA K
Owner 2:	REISZ-HANSON MARK CHRISTIAN
Owner 3:	
Street 1:	30 BRADLEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOLDER LINDA J -
Owner 2:	SHILLUE NOREEN -
Street 1:	30 BRADLEY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,510 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Wood Shingle Exterior and 2936 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10510.000	619,000	900	514,700	1,134,600
Total Card	0.241	619,000	900	514,700	1,134,600
Total Parcel	0.241	619,000	900	514,700	1,134,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.41 | /Parcel: 386.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	63692
GIS Ref	
GIS Ref	
Insp Date	10/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 098.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	530,800	900	10,510.	514,700	1,046,400	1,046,400	Year End Roll	12/18/2019
2019	101	FV	407,400	0	10,510.	514,700	922,100	922,100	Year End Roll	1/3/2019
2018	101	FV	407,400	0	10,510.	441,200	848,600	848,600	Year End Roll	12/20/2017
2017	101	FV	407,400	0	10,510.	411,800	819,200	819,200	Year End Roll	1/3/2017
2016	101	FV	407,400	0	10,510.	352,900	760,300	760,300	Year End	1/4/2016
2015	101	FV	386,400	0	10,510.	316,200	702,600	702,600	Year End Roll	12/11/2014
2014	101	FV	386,400	0	10,510.	292,600	679,000	679,000	Year End Roll	12/16/2013
2013	101	FV	386,400	0	10,510.	279,000	665,400	665,400		12/13/2012

!7945!

PRINT

Date	Time
12/10/20	22:32:34

LAST REV

Date	Time
10/06/20	11:14:23
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7945

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOLDER LINDA J,	71787-477	1	10/24/2018		1,060,000	No	No		
AYVAZIAN BERGE/	25931-34		12/28/1995		290,000	No	No		Y

USER DEFINED

Prior Id # 1:	63692
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2019	812	Inter Fi	211,749	O				
1/8/2019	32	Insulate	5,105	C				
8/29/2013	1304	Manual	3,368	C				
7/31/2012	955	Manual	3,793					INSULATION / AIR S
12/21/2011	1337	Redo Kit	24,265					
8/16/2005	751	New Wind	18,241			G7	GR FY07	19 REPL WNDWS
8/11/1997	475	Manual	3,000					SKYLIGHTS-K/LIGHTI
7/1/1996	293	Manual	4,000					REROOF
5/16/1996	190	Manual	1,800					RAMP
4/24/1996	138		4,000					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
7/1/2020	Permit Visit	DGM	D Mann
10/19/2018	MEAS&NOTICE	BS	Barbara S
1/16/2014	Info Fm Prmt	EMK	Ellen K
5/30/2012	Info Fm Prmt	BR	B Rossignol
3/6/2009	Meas/Inspect	163	PATRIOT
11/9/2000	Mailer Sent		
10/19/2000	Measured	264	PATRIOT
8/22/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10510		Sq. Ft.	Site		0	70.	0.70	4									514,710						514,700	

Total AC/HA: 0.24128 | Total SF/SM: 10510 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 514,710 | Spl Credit | Total: 514,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT PURPLE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.08169901
Const Adj.:	1.07089281
Adj $ / SQ:	144.798
Other Features:	136030
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	693961
Depreciation:	74948
Depreciated Total:	619013

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 1		HB 2		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

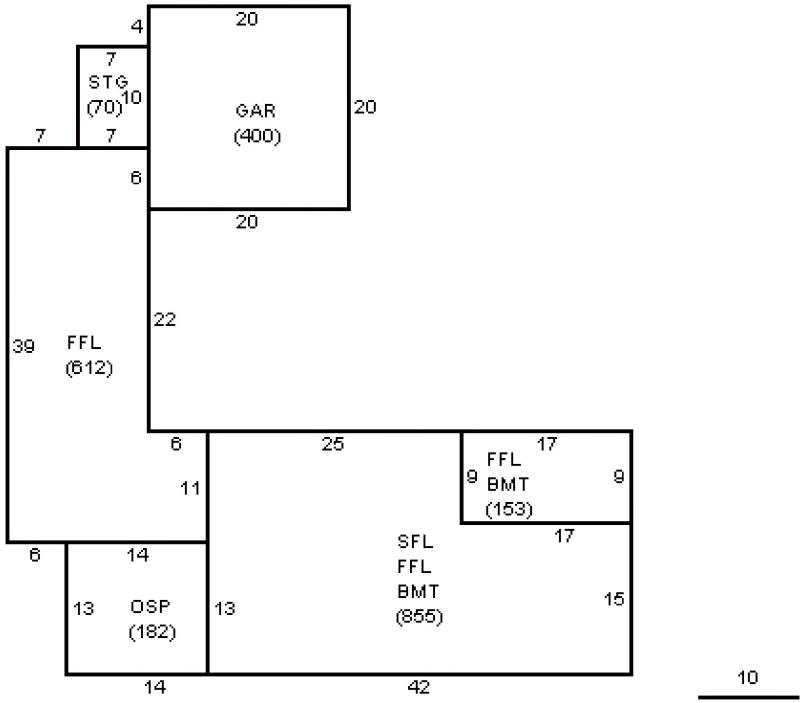
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	175.21
Special Features:	0	Val/Su Net:	151.27
Final Total:	619000	Val/Su SzAd	254.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,620	144.800	234,573
BMT	Basement	1,008	69.500	70,059
SFL	Second Floor	812	144.800	117,612
GAR	Garage	400	22.760	9,103
OSP	Screen Porch	182	30.120	5,481
STG	Storage	70	9.490	664
Net Sketched Area:		4,092	Total:	437,492
Size Ad	2432.25	Gross Are	4135	FinArea 2936

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 098.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	13X27	A	AV	1990	3.32	T	23.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900